

**Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 34
AGENDA DATE: Thu 10/06/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0064 - Parmer Meadows - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 12509 North Lamar Boulevard (Walnut Creek Watershed) from community commercial-conditional overlay (GR-CO) combining district zoning to community commercial-conditional overlay (GR-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Conditions met as follows: Conditional overlay incorporates the conditions imposed by Council at first ordinance reading. Applicant: Continental I-35 Fund Limited Partnership (Daniel J. Minahan). Agent: Doucet and Associates (Carol M. Stewart). City Staff: Sherri Sirwaitis, 974-3057.

REQUESTING	Neighborhood Planning	DIRECTOR'S
DEPARTMENT:	and Zoning	AUTHORIZATION: <u>Greg Guernsey</u>

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0064

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 12509 North Lamar Boulevard (Walnut Creek Watershed) from community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district.

DEPARTMENT COMMENTS:

This rezoning amends the existing conditional overlay.

The amended conditional overlay specifies:

- The development may not generate more than 2880 trips per day
- The property must comply with all GR site development standards and permitted uses.

The applicant agrees with the conditional overlay.

OWNER/APPLICANT: Continental I-35 Fund Limited Partnership (Daniel J. Minahan)

AGENT: Doucet and Associates (Carol M. Stewart)

DATE OF FIRST READING: August 25, 2005 (7-0, consent)

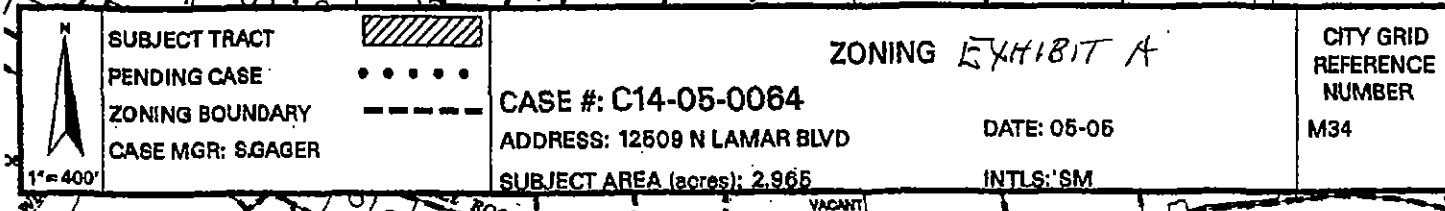
CITY COUNCIL HEARING DATE: September 29, 2005. PP to 10/6

PREVIOUS CITY COUNCIL ACTIONS:

- Aug 4, 2005 - Postponed to Aug 25 at the request of staff (6-0, McCracken off the dais).
- Aug 25, 2005 - Approved GR-CO on first reading on consent. (7-0).

ORDINANCE NUMBER:

ASSIGNED STAFF: Sherri Sirwaitis Phone:974-3057
E-mail:sherri.sirwaitis@ci.austin.tx.us



ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12509 NORTH LAMAR BOULEVARD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-05-0064, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Block A of the Parmer Meadows Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200100238 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 12509 North Lamar Boulevard in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,880 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on _____, 2005.
2
3

4 **PASSED AND APPROVED**
5

6 _____, 2005
7
8

§
§
§

9 Will Wynn
10 Mayor
11

12
13 **APPROVED:** _____ **ATTEST:** _____
14 David Allan Smith Shirley A. Brown
15 City Attorney City Clerk

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0064

Z.A.P. DATE: June 07, 2005
June 21, 2005
July 05, 2005
August 16, 2005

ADDRESS: 12509 North Lamar Boulevard

OWNER/APPLICANT: Continental I-35 Fund Limited Partnership (Daniel J. Minahan)

AGENT: Doucet and Associates, Inc. (Carol M. Stewart)

ZONING FROM: GR-CO **TO:** CS-1-CO * **AREA:** 2.965 acres

The applicant's request includes the following conditions:

- 1) Restrict a cocktail lounge use on the property to 3,600 square feet;
- 2) Limit the site to all other GR, Community Commercial district, uses;
- 3) Subject the property to GR, Community Commercial district, site development regulations.
- 4) Prohibit Adult Oriented Business uses on the site.

* On July 29, 2005, the applicant amended their rezoning request to from CS-1-CO to GR (Attachment A). The staff recommends the applicant's request for GR-CO zoning for this site. The conditional overlay will limit the development intensity for the entire site to less than 2,880 total vehicle trips per day and will require the applicant to post their pro rata share of the identified improvements at the intersections of North Lamar Boulevard and Parmer Lane and Parmer Lane and Interstate Highway-35 (Transportation Memo-Attachment B). Fiscal shall be posted prior to 3rd Reading at City Council.

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant CS-1-CO, Commercial-Liquor Sales-Conditional Overlay district, zoning. The conditional overlay will:

- 1) Include the conditions offered by the applicant.
- 2) Limit the development intensity for the entire site to less than 2,840 vehicle trips per day.

In addition, the applicant is required to post their pro rata share of identified improvements at the following intersections: Lamar Boulevard at Parmer Lane and Parmer Lane at IH-35 (Transportation Memo-Attachment B). Fiscal shall be posted prior to 3rd Reading at City Council.

ZONING AND PLATTING COMMISSION:

6/07/05: Postponed to 7/05/05 by the neighborhood (9-0); J. Martinez-1st, J. Gohil-2nd.

7/05/05: Motion made to approved CS-1-CO zoning for 6,264 square foot area and GR-CO zoning for the remainder of the property; prohibit Liquor Sales and Adult Oriented Business uses; include staff's conditions for 2,840 vehicle trip per day limit; and require applicant to post their pro rata share of identified improvements for the intersections at North Lamar Boulevard and Parmer Lane and Parmer Lane and IH-35 (3-5, C. Hammond/T. Rabago/J. Martinez/B. Baker/J. Pinnelli-Nay, M. Hawthorne-Absent.

Denied requested CS-1-CO district zoning (5-3, K. Jackson/J. Gohil/J. Donisi-Nay, M. Hawthorne-Absent); J. Martinez-1st, J. Pinnelli-2nd.

8/16/05: Approved staff recommendation for GR-CO by consent (8-0, K. Jackson-absent); J. Martinez-1st, J. Gohil-2nd.

ISSUES:

*** On July 29, 2005, the applicant amended their request to from CS-1-CO, Commercial-Liquor Sales-Conditional Overlay District, zoning to GR, Community Commercial District, zoning (Attachment A).**

The applicant is no longer seeking to build a cocktail lounge on the property in question. They now propose to develop a Restaurant (General) use at this location. The restaurant use will generate 40 more vehicle trips per day than the original proposed cocktail lounge use. Therefore, the staff is bringing the case back to the Zoning and Platting Commission for reconsideration.

The staff recommends the applicant's request for GR-CO zoning for this site. The conditional overlay will limit the development intensity for the entire site to less than 2,880 total vehicle trips per day and will require the applicant to post their pro rata share of the identified improvements at the intersections of North Lamar Boulevard and Parmer Lane and Parmer Lane and Interstate Highway-35 (Transportation Memo-Attachment B). Fiscal shall be posted prior to 3rd Reading at City Council.

DEPARTMENT COMMENTS:

The property in question is an undeveloped, triangular shaped tract of land that is located at the intersection of West Parmer Lane and North Lamar Boulevard, along Interstate Highway-35 Northbound. The site is surrounded by GR-CO and CS-CO zoning to the north, GR-CO, LR, and CH zoning to the south, CH zoning to the east, and GR and MF-2 zoning to the west. This lot is located adjacent to a Walmart Supercenter retail center, Lowes home repair business, and a Carmax car sales business to the north. The tracts of land to the south, across Parmer Lane, are developed with a convenience store and two large hotels.

The staff recommends the applicant's request for CS-1-CO zoning for this property because it will allow for intensive commercial uses to be developed at a major arterial intersection of the city, between North Lamar Boulevard, Parmer Lane and Interstate Highway-35 North. The site under consideration meets the purpose statement for CS-1 zoning district.

The North Lamar Area Study calls for this tract of land to remain zoned GO for office land use. However, staff believes that the situation in this area has changed since the study was completed in 1985, with the rezoning of the property in cases C14-96-0122, C14-99-2138, and C14-01-0085 to allow for commercial uses.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-CO	Undeveloped
<i>North</i>	GR-CO	Automotive Sales (Carmax Auto Sales), Retail Sales (Walmart Supercenter, Lowes)
<i>South</i>	GR-CO, LR, CH-CO	Convenience Store, Hotels
<i>East</i>	CH-CO	Retail Sales (Sears, Ultimate Electronics)
<i>West</i>	GR, MF-2-CO	Service Station (Exxon), Undeveloped

AREA STUDY: North Lamar Area Study **TIA:** N/A

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

64 -- River Oaks Lakes Estates Neighborhood
114- North Growth Corridor Alliance

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0050	CS, IP to CH-CO	5/13/03: Approved staff's recommendation of CH-CO zoning, with height limit of 120-feet, by consent (9-0)	6/12/03: Approved CH-CO zoning (5-1, Garcia-off dias, Goodman-Nay); all 3 readings
C14-01-0168	IP & CS-CO to CS	2/5/02: Approved staff's alternate rec. of CS-CO w/ conditions by consent (8-0)	3/21/02: Approved CS-CO w/ other conditions (7-0); 1 st reading 4/11/02: Approved CS-CO (6-0); 2 nd /3 rd readings

C14-01-0118	GR to CS-1	9/18/01: Approved staff's rec. of CS-1 by consent (9-0)	10/25/01: Approved CS-1 (7-0); all 3 readings
C14-01-0085	GO to GR	6/26/01: Approved staff's recommendation for GR-CO zoning by consent (7-0, Garza-recused himself, Cravey-absent)	8/2/01: Approved PC recommendation of GR-CO by consent on 3 readings (6-0, D. Thomas-absent)
C14-01-0077	DR to CS	2/26/02: Approved GR-CO zoning as agreed to by the applicant, by consent (7-0, K. Jackson-absent, A. Adams-off dias	4/18/02: Approved GR-CO on 3 readings (5-0, D. Slusher/ D. Thomas-absent)
C814-01-0038.02	GR, PUD to PUD	3/01/05: Approved staff's recommendation of PUD zoning by consent (8-0, K. Jackson-absent)	4/7/05: Postponed to June 9, 2005 at the Applicant's request (7-0)
C814-01-0038.01	PUD to PUD	8/3/04: Approved staff's recommendation of PUD zoning; with conditions that apply from the agreement between applicant & neighborhood by consent (8-0, J.P. - Absent)	8/26/04: Granted PUD amendment on 1 st reading (7-0) 11/4/04: Granted PUD amendment (7-0); 2 nd /3 rd readings
C814-01-0038	SF-6, RR, LO to PUD	10/30/01: Approved staff's rec. of PUD zoning with conditions of: 1. No structures within 100' of the west property line; 2. No access from Dapplegrey Lane, except for emergency vehicles when needed; 3. Impervious cover of 53% for Tract 1 (Lot 1) 4. Include Environmental Board's Recommendation, with the exception of impervious cover for Tract 1 (8-0, N. Spelman- absent)	11/29/01: Approved PUD zoning with clarification that parking and carports are allowed within the 100' buffer along the west property line (7-0), 1 st reading. 8/8/02: Approved 2 nd reading with the following modified conditions (7-0): 1) One-story carport and/or garages shall be allowed within 100-feet, but not closer than 50 feet, from the western property line of Tract 1. Architectural guidelines contained within the Scofield Farms Neighborhood Homeowners Association shall apply to the

			<p>construction of garages.</p> <p>2) The deletion of the Environmental Board's requirement that a certificate of occupancy not be issued for Tract 1 until construction of the flood/erosion control pond is completed.</p> <p>3) The proposal by the applicant to allow SF-6, Townhouse & Condominium Residence, zoning district uses to the permitted uses for Tract 1, with a unit limit of 80 townhomes/or single-family detached.</p> <p>4) An increased trip limit of 2,500 vehicle trips for the entire Parmer/Walnut Creek PUD to satisfy current requirements for Tracts 2, 3, and 4 and to account for the inclusion of the SF-6; townhouse/or single-family detached uses on Tract 1, without the requirement of a Traffic Impact Analysis.</p> <p>5) To redefine the transfer process for the dedication of Tract 2 to the City of Austin so that the entire dedication of this portion of land does not need to be made with the PUD approval at third reading. The timing of the conveyance of Tract 2 of the PUD should be as follows: a) To dedicate the dam area of Tract 2 at the approval of zoning (before third reading of the PUD ordinance); b) The</p>
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			<p>dedication of a drainage easement for the remaining portion of Tract 2 at the approval of zoning (before third reading of the PUD ordinance); c) Fee simple dedication of the drainage easement on the Perry property, at the eastern side of Tract 2, before subdivision (final plat) approval; d) Fee simple dedication of the drainage easement on the Schofield/Chilek property, at the northwestern side of Tract 2, before site plan approval.</p> <p>4/24/03: Approved (6-0-1, Garcia-absent); 3rd reading</p>
C14-99-2138	I-RR to CH	11/14/99: Approved staff rec. of CS-CO by consent (7-0-1, S. Garza-abstain)	2/1/01: Approved CS-CO, with conditions(6-0), all 3 readings
C14-99-2137	I-RR to MF-3	5/9/00: Approved staff rec. of MF-3-CO, limited to 458 units, by consent (8-0)	<p>6/8/00: Approved MF-3-CO (TR1) and RR (TR2) as rec. by PC on 1st reading (7-0)</p> <p>6/29/00: Approved 2nd/3rd readings (7-0)</p>
C14-96-0122	LR to GR	11/19/96: Approved GR-CO with prohibited uses (9-0)	<p>12/12/96: Approved PC staff rec. of GR subject to conditions (7-0); 1st reading</p> <p>1/30/97: Approved GR-CO w/conditions (7-0); 2nd/3rd readings</p>
C14-96-0008	DR to RR, MF-2-CO	3/5/96: Approved MF-2-CO, RR; subject to engineering study	3/28/96: Approved MF-2-CO (TR1), RR (TR2-floodplain area); (5-0); all 3 readings

C14-91-0086	LR, GR, P to GR, LR SF-6 to SF- 2, P MF-3 to MF-1	11/26/91: Approved GR, LR, SF- 6, MF-1, LO, MF-3, MF-1, SF-2, P	12/19/91: Approved GR, LR, SF-6, MF-1, LO, SF- 6, MF-3, SF-2, P; all 3 readings
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RELATED CASES: C14-01-0085
C8-01-0123.0A
SP-05-0403C

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Lamar Boulevard	Varies	Varies	Major Arterial

CITY COUNCIL DATE: August 4, 2005

ACTION: Postponed to August 25,
2005 at the staff's request (6-0,
McCracken-off the dias)

August 25, 2005

ACTION: Approved GR-CO zoning by
consent (7-0)

September 29, 2005

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



 1" = 400'	SUBJECT TRACT		ZONING CASE #: C14-05-0064 ADDRESS: 12509 N LAMAR BLVD SUBJECT AREA (acres): 2.965	DATE: 05-05 INTLS: SM	CITY GRID REFERENCE NUMBER M34
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: S.GAGER				

STAFF RECOMMENDATION

The staff's recommendation is to grant CS-1-CO, Commercial-Liquor Sales-Conditional Overlay district, zoning. The conditional overlay will:

- 1) Include the conditions offered by the applicant.
- 2) Limit the development intensity for the entire site to less than 2,840 vehicle trips per day.

In addition, the applicant is required to post their pro rata share of identified improvements at the following intersections: Lamar Boulevard at Parmer Lane and Parmer Lane at IH-35 (Transportation Memo-Attachment B). Fiscal shall be posted prior to 3rd Reading at City Council.*

*** On July 29, 2005, the applicant amended their request to from CS-1-CO, Commercial-Liquor Sales-Conditional Overlay District, zoning to GR, Community Commercial District, zoning (Attachment A).**

The staff recommends the applicant's request for GR-CO zoning for this site. The conditional overlay will limit the development intensity for the entire site to less than 2,880 total vehicle trips per day and will require the applicant to post their pro rata share of the identified improvements at the intersections of North Lamar Boulevard and Parmer Lane and Parmer Lane and Interstate Highway-35 (Transportation Memo-Attachment B). Fiscal shall be posted prior to 3rd Reading at City Council.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The CS-1 zoning district is intended for the development of a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.

The property in question fronts onto and will take access from major arterial roadways.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning will promote consistency and orderly planning because the site under consideration is surrounded by GR-CO and CS-CO zoning to the north, GR-CO, LR, and CH zoning to the south, CH zoning to the east, and GR and MF-2 zoning to the west. The properties to the north have recently been developed with a Carmax Car Sales, Lowes Home Repair Business, and Walmart Supercenter Retail Center. The tracts of land to the south, across Parmer Lane, are developed with a convenience store and two large hotels.

3. *The proposed zoning should allow for a reasonable use of the property.*

The CS-1 zoning district would allow for a fair and reasonable use of the site. The property meets the minimum size requirements for the CS-1 zoning district.

CS-1 zoning is appropriate for this location because of the commercial character of the area.

4. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

The property in question is located at the intersection of three major arterial roadways, North Lamar Boulevard, Parmer Lane and Interstate Highway-35 North.

EXISTING CONDITIONS

Site Characteristics

The subject tract is an undeveloped, triangular shaped tract of land that is located at the intersection of West Parmer Lane and North Lamar Boulevard, along Interstate Highway-35 Northbound. It is sparsely vegetated and slopes slightly to the west.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the CS-1 zoning district would be 95%. However, because the Watershed impervious cover is more restrictive than the GR zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 13,478 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). The site proposes to construct 3,200sf Drinking Place, 16,640sf of Specialty Retail, and 2,800sf of High Turnover Restaurant, which would generate approximately 2,833 trips per day.

The traffic impact analysis for this site was waived because the applicant agreed to post their pro rata share of identified improvements at the following intersections: Lamar Boulevard at Parmer Lane and Parmer Lane at IH-35. Fiscal is required to be posted prior to 3rd Reading at City Council. In addition the, development should be limited through a conditional overlay to less than 2,880 vehicle trips per day. [LDC, 25-6-117]

Capital Metro bus service is available along IH-35

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Lamar Boulevard	Varies	Varies	Major Arterial

Right of Way

The scope of this review is limited to right-of-way needs pertaining to Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned and funded for implementation by the City of Austin. There are separate requirements enforced by other Departments and other jurisdictions to dedicate and reserve right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for proposed C.I.P. or T.S.M. projects from at this location.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustment, and utility relocation to serve the site and land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Compatibility Standards

There is a site plan currently under review for this property (SP-05-0403C) that provides for 22,640 square feet of multi-use with associated parking and drainage facilities.

No compatibility will be triggered for this site. The site does not fall under the Hill Country or within the Airport Overlay.





- 16. Rezoning:** **C14-05-0064 - Parmer Meadows**
Location: 12509 North Lamar Boulevard, Walnut Creek Watershed
Owner/Applicant: Continental I-35 Fund Limited Partnership (Daniel J. Minahan)
Agent: Doucet & Associates, Inc. (Carol M. Stewart)
Request: **GR-CO to GR**
Staff Rec.: **RECOMMENDATION OF GR-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us
Neighborhood Planning and Zoning Department

***APPROVED STAFF'S RECOMMENDATION FOR GR-CO ZONING; BY CONSENT.
[J.G; M.H 2ND] (8-0) K.J - ABSENT***

DISCUSSION AND ACTION ON SITE PLAN CASES

- 17. Site Plan** **SP-00-2374B(XT)2 - Four Season Residence**
Extension:
Location: 98 San Jacinto, Town Lake Watershed
Owner/Applicant: Town Lake Residences (Art Carpenter)
Agent: Bury & Parnters, Inc. (Jonathen Neslund)
Request: **3-year site plan extension**
Staff Rec.: **RECOMMENDED**
Staff: Sue Welch, 974-3294, sue.welch@ci.asutin.tx.us
Watershed Protection and Development Review

***APPROVED STAFF'S RECOMMENDATION FOR 3-YEAR SITE PLAN EXTENSION; BY
CONSENT.
[J.G; M.H 2ND] (7-0-1) B.B - ABSTAINED; K.J - ABSENT***

Attachment A

Sirwaitis, Sherri

From: Carol Stewart [Carol.Stewart@doucet-austin.com]
Sent: Friday, July 29, 2005 4:54 PM
To: Sirwaitis, Sherri
Cc: Tres Howland; Doug Stotler; tgilgenbach@cproperties.com; Barron, Emily; hartland.lance@whmeng.com
Subject: C14-05-0064, Parmer Meadows - Amendment to Request

Hi Sherri -

We would like to amend our zoning request on the above referenced case from CS-1-CO to GR. The traffic study and TIA determination worksheet will be updated next week to reflect the removal of the cocktail lounge.

Please contact me if you have any questions.

Thanks,
Carol

Carol M. Koenig Stewart
Doucet & Associates, Inc.
7401 B Hwy 71 W., Suite 160
Austin, TX 78735
512-583-2600 Phone
512-583-2601 Fax
www.doucetandassociates.com
carol.stewart@doucet-austin.com

8/9/2005



Attachment B

Date: August 10, 2005
To: Sherri Sirwaitis, Case Manager
CC: Lance Hartland, P.E., WHM Transportation Engineering
Carol Barnes, Fiscal Officer
Reference: Parmer Meadows, C14-05-0064 Fiscal Requirement

The Transportation Review Section waived the requirements for a Traffic Impact Analysis (TIA) for the property because the applicant agreed to post their pro rata share of fiscal for improvements at the intersections of Parmer and Lamar and Parmer and IH-35 that were previously identified in approved TIAs.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 2,880 unadjusted average daily trips (ADT). The trips were adjusted to show a bass by reduction and internal capture reduction permitted by the ITE.

The table below shows the proposed land uses as well as the associated adjusted trip generation for the proposed development

Adjusted Trip Generation

LAND USE	Size SF	ADT	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
Shopping Center	16,640	1,397	22	14	61	66
High Turnover Restaurant	6,000	413	19	18	22	14
TOTAL		1,810	41	32	83	80

Fiscal Requirements:

Intersection	Improvements	Total Cost	Pro Rata Share %	Pro Rata Share \$
IH35 EFR at Parmer Lane	Restripe WB Approach	\$22,521	0.2%	\$45
	Restripe NB Approach	\$2,491	1.3%	\$30
IH35 WFR at Parmer Lane	Restripe WB Approach	\$22,692	1.2%	\$227
	Restripe EB Approach	\$22,697	1.1%	\$250
Lamar Blvd and Parmer Lane	Restripe EB Approach	\$35,176	1.0%	\$317
	Install WB dynamic lane sign	\$5,000	1.1%	\$50
TOTAL		\$110,577		\$919

Fiscal estimates provided/sealed by Lynn Ann Carley, P.E. on July 22, 2004.

The fiscal for these improvements is required to be posted prior to 3rd Reading of the zoning case.

If you have any questions or require additional information, please contact me at 974-2788.

APD Collision Reports Jan 1 02-July 22, 2005

APD ST3 Collision Reports

Location	Injury	02	03	04	05	cumulative
Parmar & Lamar	Minor Injury	8	4	3	8	23
	None	3	3	1	2	9
12500 blk N Lamar	Minor Injury	3	2	2	2	7
	None	1	1	1	2	2
I 35 NB Svc Rd & Parmar	Minor Injury	3	2	2	3	8
	None	1	1	1	1	1
I 35 SB Svc Rd & Parmar	Serious Injury	1	1	1	1	1
	Minor Injury	1	4	3	3	11
	None	1	1	2	2	5

2005 only

Location	Jan	Feb	Mar	Apr	May	Jun	Jul	ytd 05	avg monthly
Parmar & Lamar	2	1	3	2	1	1	1	10	1.7
12500 blk N Lamar					1	1	1	2	1.0
I 35 NB Svc Rd & Parmar	1	1			1	1		3	1.0
I 35 SB Svc Rd & Parmar			2	1	1	1	1	5	1.3

AUSTIN POLICE DEPARTMENT DATA DISCLAIMER

Understanding the following conditions will allow you to get the most value out of the data provided.

- Due to methodological differences in data collection, different data sources may produce different statistics.
- Our data is continuously being updated. The data provided represents a particular point in time and does not take into account the dynamic nature of our databases.
- The data here may not reflect official Texas DPS, FBI UCR or NIBRS numbers.
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